

UNION BOARD OF ADJUSTMENT

MEETING MINUTES

November 7, 2018

THE FOLLOWING NOTES FROM THE MEETING ARE NOT INTENDED AS A  
VERBATIM TRANSCRIPT BUT RATHER AS A BRIEF SUMMARY OF THE WITNESSES  
AND ACTIONS OF THE ZONING BOARD

The Board of Adjustment of The Township of Union convened its regular meeting on November 7, 2018 pursuant to the Sunshine Law of The State of New Jersey, at 7:30 p.m., and the following members were present: DiGiovanni, Howe, Ciampi, Demovic, Alexander, Saraiva, Wiley and Galante. Absent was Petkov. Also present were Robert J. Pansulla, Esq., Board Attorney; Anthony Monguso, Construction Official; and Tiffany Abrantes, Meeting Clerk.

Mr. Galante then asked for the approval of the minutes of the October 24, 2018 meeting and the minutes of that meeting were then moved by Mr. DiGiovanni and seconded by Mr. Ciampi. All members present and eligible to vote were in favor.

Mr. Galante then asked for communications and Mr. Monguso advised there were no communications and hence, there were none to be read.

The first matter to come to the attention of the Board was Calendar No. 3105 GGG Building Associates, LLC. for Resolution of Approval. Mr. Pansulla had been directed by the Board to prepare a Resolution of Approval containing findings of fact and conclusions and has presented the Board with a Resolution of Approval; copies of which had been distributed to the Board members for their review prior to the start of the meeting. Mr. Galante then asked for a motion after there were no additions or corrections and Mr. DiGiovanni then made a motion that the Board adopt the Resolution of Approval as written as accurately memorializing the previous findings of the Board which was seconded by Mr. Howe. On the vote: DiGiovanni, yes; Demovic, yes; Ciampi, yes; Wiley, yes; Alexander, yes and Galante, yes.

The next matter to come to the attention of the Board was Calendar No. 3335 Salvatore J. Garcia, requesting a variance for a two story mixed use building. Meredith H. Marcus, Esq. came forward on behalf of the applicant. Ms. Marcus gave a brief overview of the matter. Ms. Marcus presented a witness, Frank J. Lawrance, architect, from Architects Planners, to testify. Mr. Pansulla then marked into evidence the application, site plans, architectural, storm water management reports and storm water maintenance reports. The witness gave his qualifications and was accepted to testify. Mr. Lawrance added an ariel and color rendering into evidence. He gave an overview of the site along with the layout of the units and retail space. Mr. Lawrance stated there are three retail spaces available and one handicap residential unit. He advised the second floor to have five units with two bedrooms and a mezzanine.

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After several clarifying questions by the Board, Mr. Galante opened the witness to the public for cross examination on the testimony given and Patricia Brennan came forward to question the witness on the testimony given. Ms. Marcus called her next witness, Jose M. Betances, as an engineer, from Harbor Consultants, Inc., to testify. The witness gave his qualifications and was accepted to testify. Mr. Betances gave an over view of the site plan including the loading space, parking and signage. He also explained the zoning and all variances needed. Mr. Betances also added into evidence and ariel photo and colorized site plan. After several clarifying questions by the Board, Mr. Galante opened the witness to the public for cross examination on the testimony given and Barbara McGuire, Philip Tan and Patricia Brennan forward to question the witness on the testimony given. Ms. Marcus called her next witness, Salvador Garcia, applicant, to testify. Mr. Garcia reviewed the paper street with the gate and the agreement with the YM-YWHA. He gave an overview of the property and retail units. After several clarifying questions by the Board, Mr. Galante opened the witness to the public for cross examination on the testimony given and Patricia Brennan came forward to question the witness on the testimony given. Ms. Marcus re-called her precious witness, Jose M. Betances, as a planner, from Harbor Consultants, Inc., to testify. Mr. Betances gave an overview of the existing lot. He went over with the Board the variances that they would adhere to. After several clarifying questions by the Board, Mr. Galante opened the witness to the public for cross examination on the testimony given and Patricia Brennan came forward to question the witness on the testimony given. Ms. Marcus advised she had no further witnesses. Mr. Galante then opened the matter up for public comments, and Patricia Brennan from the public came forward to offer any comments. Ms. Marcus then gave brief closing statement asking the Board to grant this application. The Board then went into conference on the matter. The Board felt this was a good application, and that the appropriate criteria had been satisfied. Mr. Galante then asked for a motion and Mr. DiGiovanni then made a motion that the Board grant the site plan and variances applicable to the application and that counsel is directed to prepare a resolution consistent with the Board's decision, which was seconded by Mr. Ciampi. On the vote: DiGiovanni, yes; Howe, yes; Ciampi, yes; Demovic, yes; Wiley, yes, Alexander, yes and Galante, yes. The Resolution of Approval will be read at the December 5, 2018, meeting.

There being no further business to come to the attention of the Board, Mr. DiGiovanni then made a motion to adjourn which was seconded by Mr. Howe. The meeting was adjourned at 9:55 p.m.

Respectfully submitted,

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Anthony Monguso, Board of Adjustment Secretary